LOTS 2, 3, 4, 7, 8, AND 9 OF SHORT PLAT OF JENSEN BUSINESS PARK PHASE III RECORDED UNDER SNOHOMISH COUNTY RECORDING NO. 9709035004.

## DEDICATION & WAIVER OF CLAIMS

KNOW ALL-PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID-STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DO HEREBY DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF ARLINGTON, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY CITY OF ARLINGTON.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD—THE CITY OF ARLINGTON, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE.

INCLUDING ANY COSTS OF DEFENSE, CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUBSURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SUBDIVISION. PROVIDED, THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELEASING THE CITY OF ARLINGTON, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF CITY OF ARLINGTON, ITS SUCCESSORS, OR ASSIGNS.

THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS:

Brian Development Company

34: 200 Development Company

ITS: Presidenta C20

#### ACKNOWLEDGMENTS

STATE OF Lashington
COUNTY OF Likation

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DOLC. HENCY SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE / SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT, AND ACKNOWLEDGED IT AS THE President & CEO OF

Briar Development Company

\_\_\_\_TO BE THE FREE AND VOLUNTARY

ACT SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY

PUBLIC

SIGNATURE OF NOTARY PUBLIC Mackey

PRINTED NAME Lodi L. Mackey

RESIDING AT Bellingham

MY APPOINTMENT EXPIRES

July 24,2003

## SURVEY NOTES

MERIDIAN: PLAT OF JENSEN BUSINESS PARK PHASE III. RECORDING NO. 9709035004.

NOTE: ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

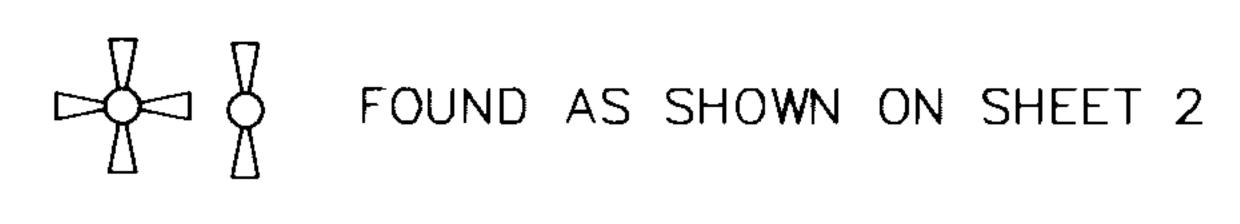
ALL MONUMENTS INDICATED AS FOUND WERE RECOVERED DURING THE COURSE OF THIS SURVEY AT THE DATE SHOWN IN THE SURVEYORS CERTIFICATE, UNLESS OTHERWISE NOTED.

A 2" GEODIMETER 600 SERIES INSTRUMENT WAS UTILIZED TO PERFORM ANGULAR AND LINEAR MEASUREMENTS, UNLESS OTHERWISE NOTED. TRAVERSE CLOSURES WERE BETTER THAN 1:10,000.

## MONUMENT AND REFERENCE LEGEND

- FOUND 3" BRASS DISK SET IN CONC. BY WASHINGTON STATE DEPT. OF TRANSPORTATION
- SET 5/8" IRON PIN AND CAP L.S. #11691.
- FOUND 1/2" IRON PIN & CAP L.S. #12716.

LOCATION PER REF. #4



- R1 . . PHASE I, INDUSTRIAL PLAT FOR JENSEN BUSINESS PARK; REC. NO. 8901175002. BY CASCADE SURVEYING AND ENGINEERING.
- R2 . . PHASE II, INDUSTRIAL PLAT FOR JENSEN BUSINESS PARK; REC. NO. 9103205006. BY CASCADE SURVEYING AND ENGINEERING.
- R3.. PHASE III, SHORT PLAT FOR JENSEN BUSINESS PARK; REC. NO. 9709035004.
  BY CASCADE SURVEYING AND ENGINEERING.
- R4 . . BOUNDARY LINE ADJUSTMENT FOR ARLINGTON BUSINESS PARK; REC. NO. 9408035006. BY CASCADE SURVEYING AND ENGINEERING.
- P . . SHORT PLAT OF JENSEN BUSINESS PARK PHASE III.
- M . . MEASURED GROUND DISTANCE.

#### NOTES

- 1.) THE NO STRUCTURES AREA SHOWN ON SHEET 2 OF 3 PROHIBITS THE BUILDING OF PERMANENT STRUCTURES REQUIRING A UNDERGROUND FOUNDATION.
- 2.) THE NO BUILD AREA SHOWN ON SHEET 2 OF 3 PROHIBITS ANY NEW CONSTRUCTION WITHIN THE 25'-CREEK SETBACK AREA.
- 3.) NO ACCESS TO LOTS 1 AND 4 IS PERMITTED FROM SR-9.

## APPROVALS

AND WATER-SUPPLY.

- HEALTH OFFICER
CITY OF ARLINGTON

AS TO THE DESIGN OF SEWAGE AND WATER

SYSTEMS AND OTHER STRUCTURES AND AS TO THE SURVEY DATA, THE LAYOUT OF STREETS, ALLEYS AND OTHER RIGHTS-OF-WAYS. NOTE - THE CITY OF ARLINGTON DOES NOT IN ANY WAY WARRANT NOR GUARANTEE THE ACCURACY OF THIS SURVEY.

THE PLANNING MANAGER FINDS IN ADDITION THAT THE FINAL SUBDIVISION FOR ARLINGTON RETAIL IS IN CONFORMANCE WITH THE APPLICABLE CITY CODES AND ALL OTHER LAND USE CONTROLS PRESENTLY IN AFFECT.

DIRECTOR OF PUBLIC WORKS
CITY OF ARLINGTON

PLANNING MANAGER

PLANNING COMMISSION CHAIRPERSON CITY OF ARLINGTON

EXAMINED AND APPROVED THIS 8 DAY OF February , 2000

MAYOR CITY OF ARLINGTON

Lacky Peterson

### TREASURER'S CERTIFICATE

I, <u>BOB DANTINI</u> TREASURER OF SNOHOMISH COUNTY WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXES ON THE ABOVE DESCRIBED TRACT HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR <u>2001</u> 3-12-01

BOB DANTINI SNOHOMISH COUNTY TREASURER

SNOHOMISH COUNTY DEPUTY TREASURER TOP NO

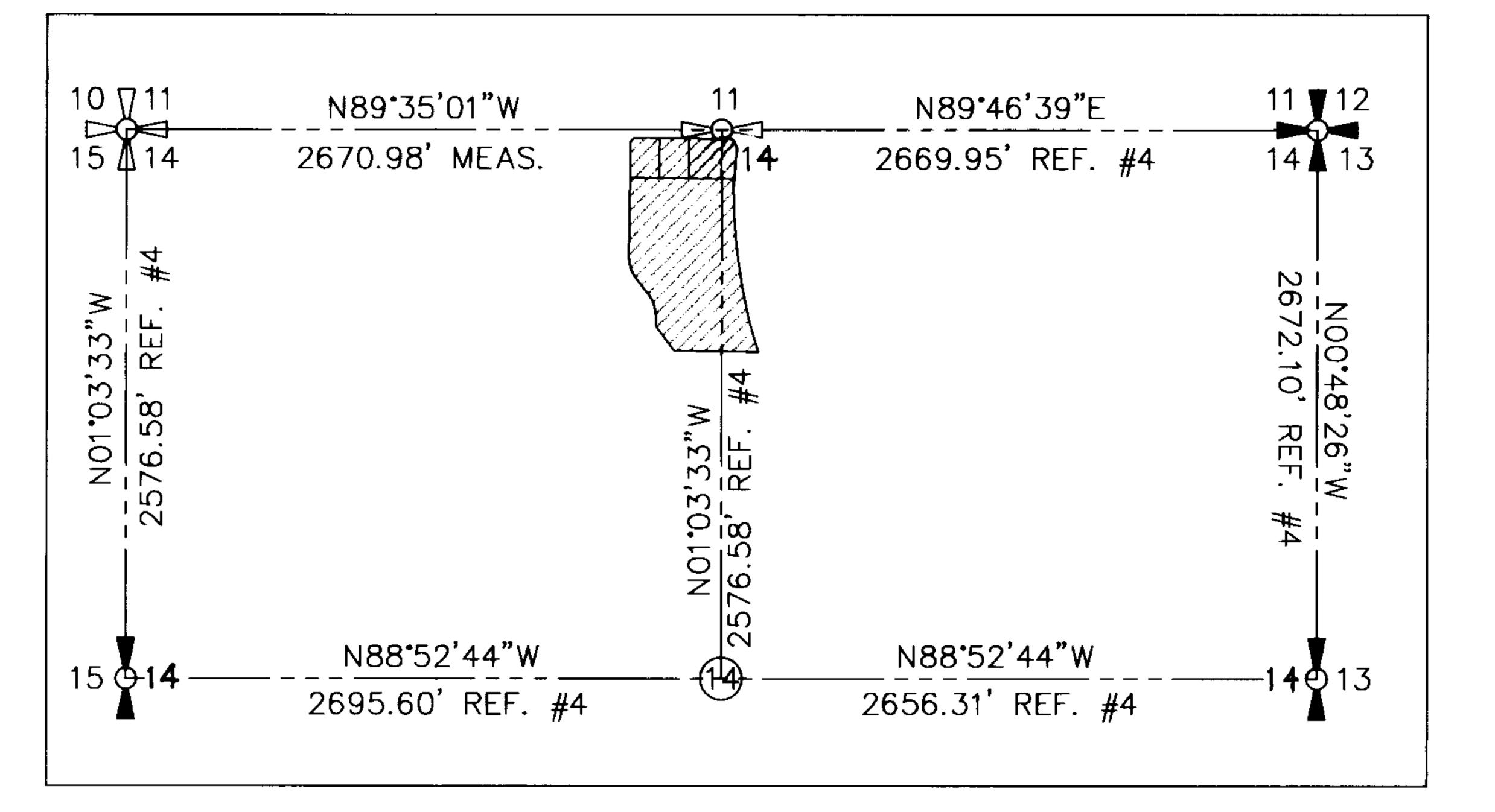
CITY CLECK CITY OF ARLINGTON

JOB NO. 98707.01

- - - - - -

NORTH 1/2 SECTION 14, TWP. 31N., R. 5E., W.M.

# SUBDIVISION MAP NETHWAE NWANET



#### RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE CITY OF ARLINGTON
THIS DAY OF MAYCH 2000

AT 20 MINUTES PAST 2 O'CLOCK 2M IN VOLUME \_\_\_

OF PLATS ON PAGE(S) \_\_\_\_\_ UNDER AUDITOR'S FILE NO. 2005 STECORDS OF SNOHOMISH COUNTY WASHINGTON



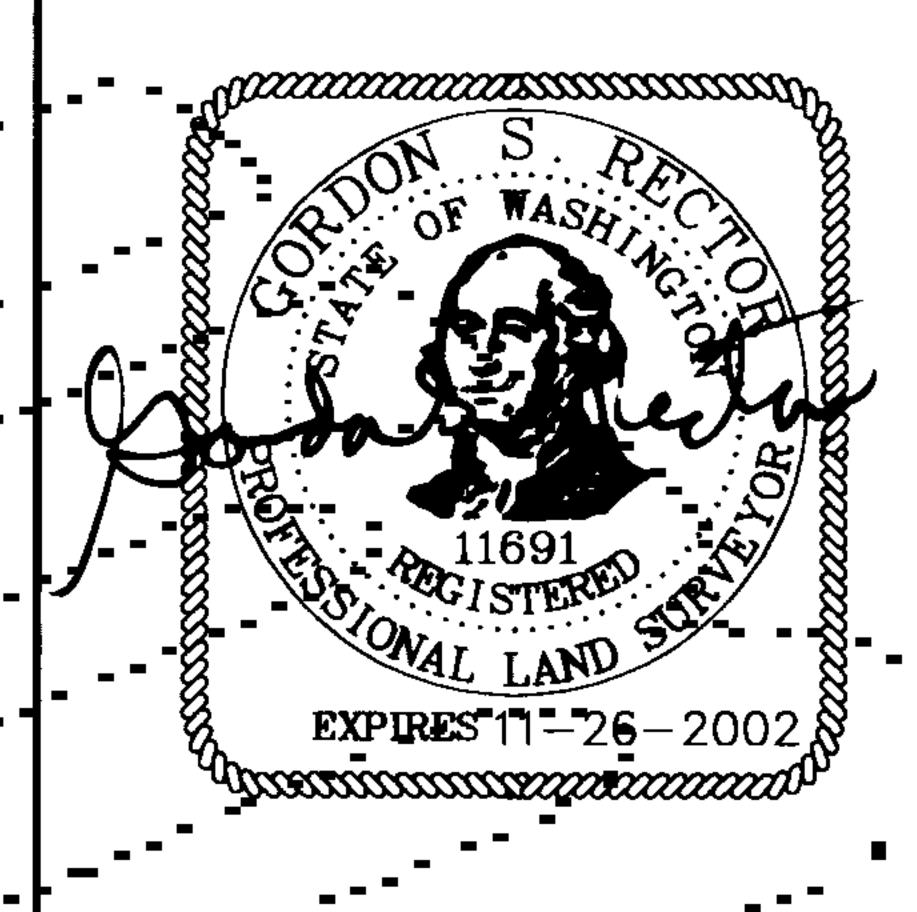
#### SURVEYOR'S CERTIFICATE

I, GORDON S. RECTOR HEREBY CERTIFY THAT THE PLAT OF ARLINGTON RETAIL IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 14, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE ARE SHOWN THEREON CORRECTLY AND THAT MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED CORRECTLY ON THE GROUND; THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

IN THE MONTH OF Dec. 2000.

SIGNATURE AND SEAL L.S. #11691

DATE: 02/02/01



Penhallegon
Associates
Consulting
Engineers, Inc.

750 SIXTH STREET KIRKLAND, WA 98033 425-827-2014

CITY OF ARLINGTON
PLAT OF
ARLINGTON RETAIL

SHEET 1 OF 3.
NOTES, ETC.

STOPLATIONS SESTINGTON TO SESTINGTON SAN

